

DEPARTMENTAL BUDGET INFORMATION BUILDINGS & SAFETY ENGINEERING DEPARTMENT (13)

STATEMENT OF PURPOSE

The Building & Safety Engineering Department will support the Mayor's vision to transform the government of the City of Detroit to the Next Detroit by applying the Next Detroit guiding principles which involve a focused commitment to structural balancing by bringing costs in line with revenue, while improving services to citizens.

The Building & Safety Engineering Department will focus on improving customer service and enforcing property maintenance codes and other related codes to improve the quality of life in Detroit neighborhoods.

The Buildings and Safety Engineering Department provides for the safety, health and welfare of the general public relative to buildings and their environs in an efficient, cost effective, user-friendly professional manner.

DESCRIPTION

The Buildings and Safety Engineering Department enforces zoning and construction codes that regulate the erection, alteration, use and maintenance of new and existing buildings and structures. The Department issues permits and monitors construction and use through inspection services. The maintenance of conditions in existing buildings and their environs are regulated by Ordinances that require periodic inspections.

MAJOR INITIATIVES FOR FY 2005-06 and FY 2006-07

Buildings and Safety Engineering Department will continue to ensure that people who are required to acquire business

licenses are in full compliance.

Customer Service continues to be a major focus of this department as we are streamlining processes to ensure that we provide our customers with faster, more efficient and cost-effective friendly services.

The **Buildings Division** will continue to enforce the Building Code inspection for new construction, renovation, remodeling and the new "Michigan Rehabilitation Code For Existing Buildings".

The **Mechanical/Electrical Division** will focus on the biennial inspection programs in an effort to maintain Detroit as a major accident free area relative to Boilers, Elevators, and Mechanical equipment operations. The Mechanical/Electrical Division is comprised of four inspections Sections (elevators, boiler, electrical and mechanical) responsible for the regulation of the design, installation, and maintenance of mechanical and electrical equipment. Two additional units handle the administrative areas within the Division. The Examination Section handles the testing of business and occupational licenses relating to the operation of mechanical and electrical equipment. The Court Enforcement Section ensures compliance of mechanical/electrical violations and abatement of consumer fraud through owner identification procedures and issuance of tickets.

The **Housing/Plumbing Division** will continue performing pre-sale inspections of one and two family dwellings in compliance with the City of Detroit Housing Ordinance. The Division expects an increase in the volume of presale inspection requests due to an increase in housing sales activities in the

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Detroit market. During the 2005-06 the department will continue its Neighborhood stabilization efforts of 1) city-wide property maintenance code enforcement and 2) increased enforcement of rental property inspection with priority enforcement activity on rental properties with multiple units and landlords holding more than 10 properties.

The plumbing section inspects and reviews plans for new construction, alterations and renovations. The unit also performs cross-connection inspections of water systems to ensure the prevention of contamination in the potable water system. The licensing and registration of the skilled trade persons is an area of quality assurance that this unit utilizes in its inspection duties.

The **Property Maintenance Division** will continue to provide periodic inspections to all existing structures to encourage property maintenance and stabilize neighborhood while fighting blight. Property owners found not in compliance with the current Property Maintenance Code are subject to tickets that may result in litigation and possible fines levied by the Department of Administrative Hearings. In FY 2006-07 the department will continue its neighborhood stabilization efforts of citywide property maintenance code enforcement of rental property inspection.

The **Zoning Enforcement Unit** will continue to conduct audits of the conditions of special land use grants and the enforcement of commercial and residential properties as it relates to zoning issues. This unit, along with the Department of Administrative Hearings (DAH), promotes the quality of life issues within Detroit communities.

City of Detroit ordinances require the department to take action to remedy vacant and/or open structures that are considered a danger to the safety, health and welfare of the general public.

The **Department of Administrative Hearings** will also aid the department in its effort to grow Detroit by encouraging property owners to remove blighted conditions.

The **Business Licenses Center** provides business licenses to our commercial establishments. License investigators check business outlets to determine that fees are collected, and assist new business operators in obtaining necessary permits and licenses.

The **Demolition Division** continues to perform evaluations of vacant, abandoned and dangerous structures to assist the revitalization of Detroit's tax base and housing stock while eliminating blight through rehabilitation or demolition.

The prioritizing, demolition and abatement of dangerous structures, based upon their proximity to schools and other institutions serving children, shall receive prime consideration. As such, structures within a 400 yards radius of these facilities will be targeted.

PLANNING FOR THE FUTURE FOR FY 2006-07, FY 2007-08 and BEYOND

Depending on the availability of funds, the implementation of a web based on-line permit process is a major initiative of this department. Use of electronic hand held devices for inspection reporting also will enable the department to achieve efficiencies by eliminating the mundane manual process, which is being used today.

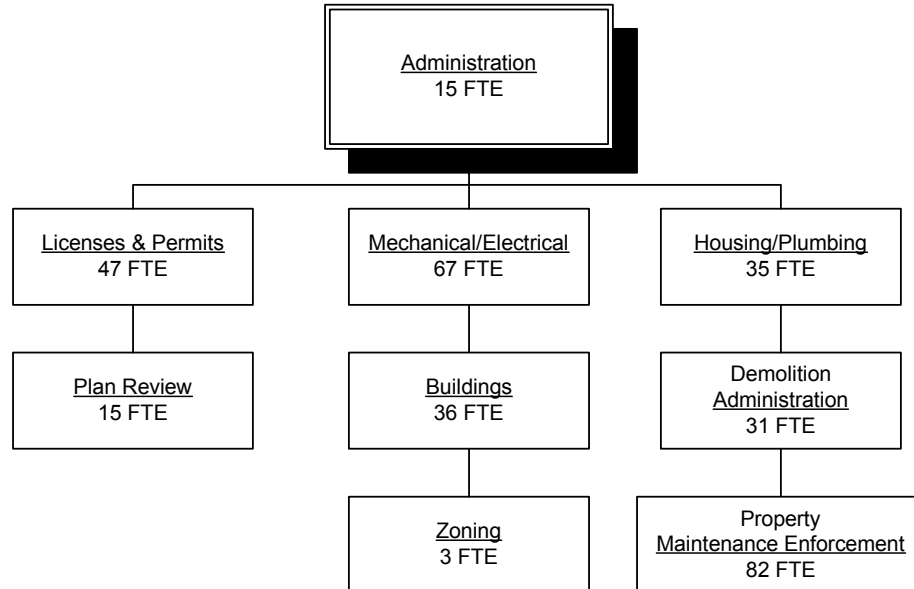
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Consolidating the current multiple billing process into a single invoice process is an area in which the department is leading to eliminate waste in billing while improving customer relationships.

In an effort to improve accountability and coverage of inspection targets, the department will continue the development of cluster inspection teams. Team members

will become more accessible and accountable to our citizens residing in the various clusters as they perform the various annual inspections that maintains the quality of life in the neighborhood and adds to the growth of Detroit. A citywide education program and outreach to tenants of rental units will aide in the insurance that property owners are providing safe adequate housing.

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PERFORMANCE MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2004-05 Actual	2005-06 Projection	2006-07 Target
Inputs: Resources Allocated or Service Demands Made: Number of FTE's	328	322	332
Outputs: Units of Activity directed toward Goals: Number of Building Permit inspections provided	37,533	40,957	45,000
Number of electrical permit inspections provided	11,000	12,300	13,300
Number of plumbing permit inspections provided	9,738	9,700	9,700
Number of mechanical permit inspections provided	27,494	27,000	27,000
Number of elevator permit inspections provided	644	650	700
Number of pressure boiler permit inspections provided	148	150	150
Number of pre-sale housing inspections requests	4,845	8,500	8,820
Number of Commercial Property Maintenance Inspections provided	26,437	33,000	22,560
Number of 1 and 2 Family Rental inspections provided	31,659	44,945	31,725
Number of multiple rental units inspections provided	3,807	7,050	7,050
Number of plumbing inspections – cross connections provided	3,112	3,312	2,735
Number of mechanical equipment safety inspections provided	31,866	45,744	18,100
Number of inspections of dangerous building inspections performed	24,603	25,000	25,000
Number of DAH tickets issued	21,690	40,000	40,000
Building permits issued	7,106	7,000	6,800
Total number of construction permits issued	25,000	25,000	26,000
Efficiency: Program Costs related to Units of Activity: Percent of fees collected	75%	80%	85%

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EXPENDITURES

	2004-05 Actual Expense	2005-06 Redbook	2006-07 Mayor's Budget Rec	Variance	Variance Percent
Salary & Wages	\$13,635,598	\$14,242,159	\$14,485,958	\$ 243,799	2%
Employee Benefits	8,957,831	7,341,669	8,183,604	841,935	11%
Prof/Contractual	8,749,630	6,698,246	5,192,402	(1,505,844)	-22%
Operating Supplies	93,004	463,356	243,800	(219,556)	-47%
Operating Services	3,654,739	6,063,629	6,316,649	253,020	4%
Capital Equipment	147,761	50,000	0	(50,000)	-100%
Fixed Charges	49,360	-	46,824	46,824	0%
Other Expenses	178,670	1,747,487	1,555,991	(191,496)	-11%
TOTAL	\$35,466,593	\$36,606,546	\$36,025,228	(\$581,317)	-2%
POSITIONS	302	322	331	9	3%

REVENUES

	2004-05 Actual Revenue	2005-06 Redbook	2006-07 Mayor's Budget Rec	Variance	Variance Percent
Licenses/Permits	\$23,888,404	\$25,778,912	\$27,081,000	1,302,088	5%
Fines/Forfeits/Pen	504,912	2,238,610	1,680,473	(558,137)	-25%
Grants/Shared Taxes	8,571,495	8,569,023	7,243,755	(1,325,268)	-15%
Sales & Charges	72,913	20,000	20,000	-	0%
Contribution/Transfers	461,106	-	-	-	0%
Miscellaneous	(38)	-	-	-	0%
TOTAL	\$33,498,792	\$36,606,545	\$36,025,228	(\$581,317)	-2%